



**137 Westley Road,
Bury St Edmunds, Suffolk.**

**DAVID
BURR**



The Cathedral town of Bury St Edmunds lies in West Suffolk at the heart of East Anglia famous for its Benedictine Abbey. The town has extensive facilities and amenities to cater for all walks of life and has exceptional transport links. The A14 bypasses the town and links the Midlands with the East coast. London via the M11 is 60 miles. The railway station offers services to Cambridge, Norwich and Ipswich with connections for London. A commuter rail link is available at Stowmarket.

An immaculate 5-bedroom detached property in excess of 3,200 sq.ft with generous gardens amounting to about 0.3 acres. A substantial extension to the rear offers a 41ft (12.5m) kitchen/dining space leading to the formal gardens at the rear. On the first floor there is a delightful principal suite and four further double bedrooms.

A beautifully presented and significantly enlarged 5-bedroom detached home on the Western side of Bury St Edmunds town occupying a prominent position set within all about 0.3 of an acre.

HALLWAY: A grand yet welcoming entrance to the property with stairs rising to first floor and storage cupboard. Double doors leading through to:-

DRAWING ROOM: A palatial reception room with inset gas fireplace and dual aspect windows.

KITCHEN: Comprising a superb high specification arrangement within a part-vaulted extension. Fitted with a range of matching wall and base units in a contemporary pallet with work surfaces over. The specification of the kitchen is such that the majority of essential appliances are in-built and in brief comprise triple AEG ovens, in-built fridge freezer, one and a half bowl butler sink inset with mixer tap and drainer over, AEG induction hob with extractor over and low-level cabinets to conceal white goods. Sliding glass doors open to the rear terrace and flood the rear breakfast area with natural light. Open plan to:-

DINING ROOM: Situated at the opposite end of the kitchen, the dining room provides ample space for formal and informal dining. Open plan to:-

GARDEN ROOM: With glass sliding doors to the rear terrace and cupboard housing the boiler with door leading to;

UTILTY SPACE: With further in-built units and affording additional space for white goods if required. A substantial area separate from the kitchen with an additional sink inset with drainer and a door to the front passage way between the main house and the garage providing ideal access for those with pets.

STUDY: A substantial home-working space with inbuilt storage and window to rear aspect overlooking the formal gardens.

CLOAKROOM: With white suite comprising WC, Neptune sink and mixer tap over and window to rear aspect.

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First Floor

LANDING: With door to;

PRINCIPAL SUITE: Initially comprising a **WALK-THROUGH DRESSING ROOM:-** A substantial space with ample in-built storage in turn leading through to the bedroom which is a spacious area with a southerly facing aspect overlooking the rear gardens. Door to:-

PRINCIPAL EN-SUITE: Fitted with a freestanding slipper bath, dual sinks each with mixer taps over, a generous walk-in shower with drencher head over with glass shower screen and finished with a chrome heated towel rail and dual skylight windows to front aspect.

BEDROOM 2: A double bedroom with in-built wardrobes, window to rear aspect and door to:-

EN-SUITE: Fitted with white suite comprising a WC, hand wash basin with storage under and mixer tap over and glass door to shower unit with drencher head over.

BEDROOM 3: Double bedroom with window to rear aspect. Door to:-

EN-SUITE: Comprising WC, hand wash basin with storage under and mixer tap over and glass screen shower with drencher head over, finished with chrome towel rail. Window to rear aspect.

BEDROOM 4: Double bedroom with fitted wardrobe storage and window to front aspect.

BEDROOM 5: Double bedroom with window to front aspect.

Outside

The property is accessed via Westley Road found approximately one hundred metres after the turning for Flemyng Road. This convenient and accessible location is well regarded within the local area and well-

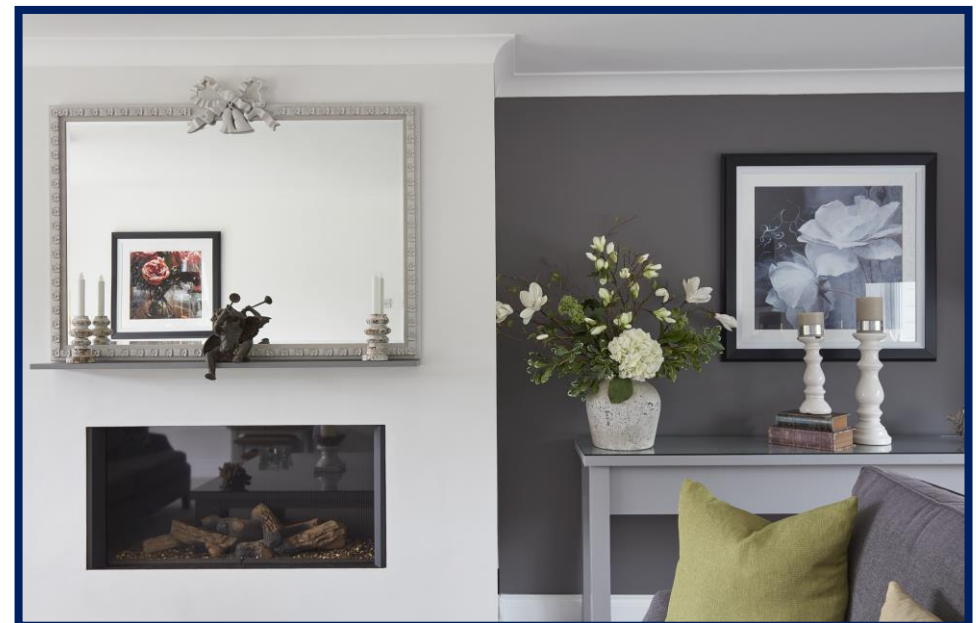
screened from the road with evergreen hedging and a sweeping driveway leading from the mouth of the road. The property itself is accessed over a tarmac driveway with granite chippings affording **AMPLE OFF-ROAD PARKING** for a number of vehicles in turn leading to:-

LINK DETACHED DOUBLE GARAGE: With single electric up and over door, providing additional parking for a further two vehicles if required.

The rear gardens are immaculately maintained to an exceptionally high standard and well-planted with a variety of specimen trees and mature shrubs. Boundaries are clearly defined by hedging and six-foot fencing to all three sides and the gardens are finished with decked terraces immediately abutting the rear of the property and a bespoke covered Alfresco dining and entertaining area.

Finally, there is a **SUMMER HOUSE** which is equally usable as a home office or gym, with light and power connected.

In all about 0.3 of an acre.



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SERVICES: Mains water, drainage and electricity are connected. Gas fired heating. Full fibre. Solar panels. **NOTE:** None of these services have been tested by the agent.

LOCAL AUTHORITY: West Suffolk Council: 01284 763233. Council Tax Band: G - £3,477.32 – 2024/25.

EPC RATING: B.

BROADBAND SPEED: Up to 1000 Mbps (source Ofcom).

MOBILE COVERAGE: EE, Three, 02 and Vodafone – outdoor, likely (source Ofcom).

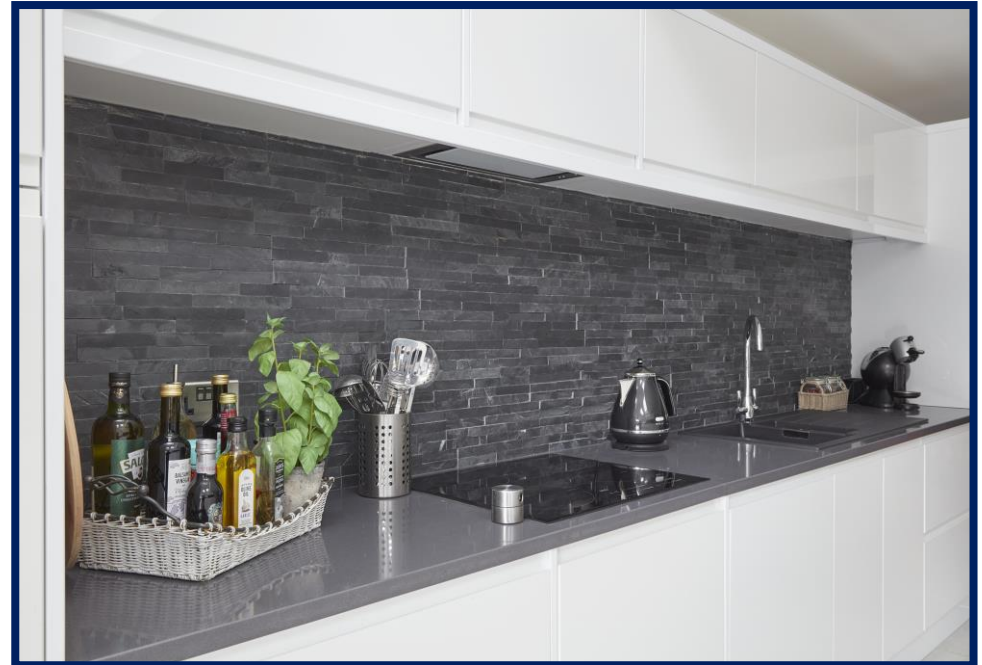
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WHAT3WORDS: ///cheering.jolt.shrimps.

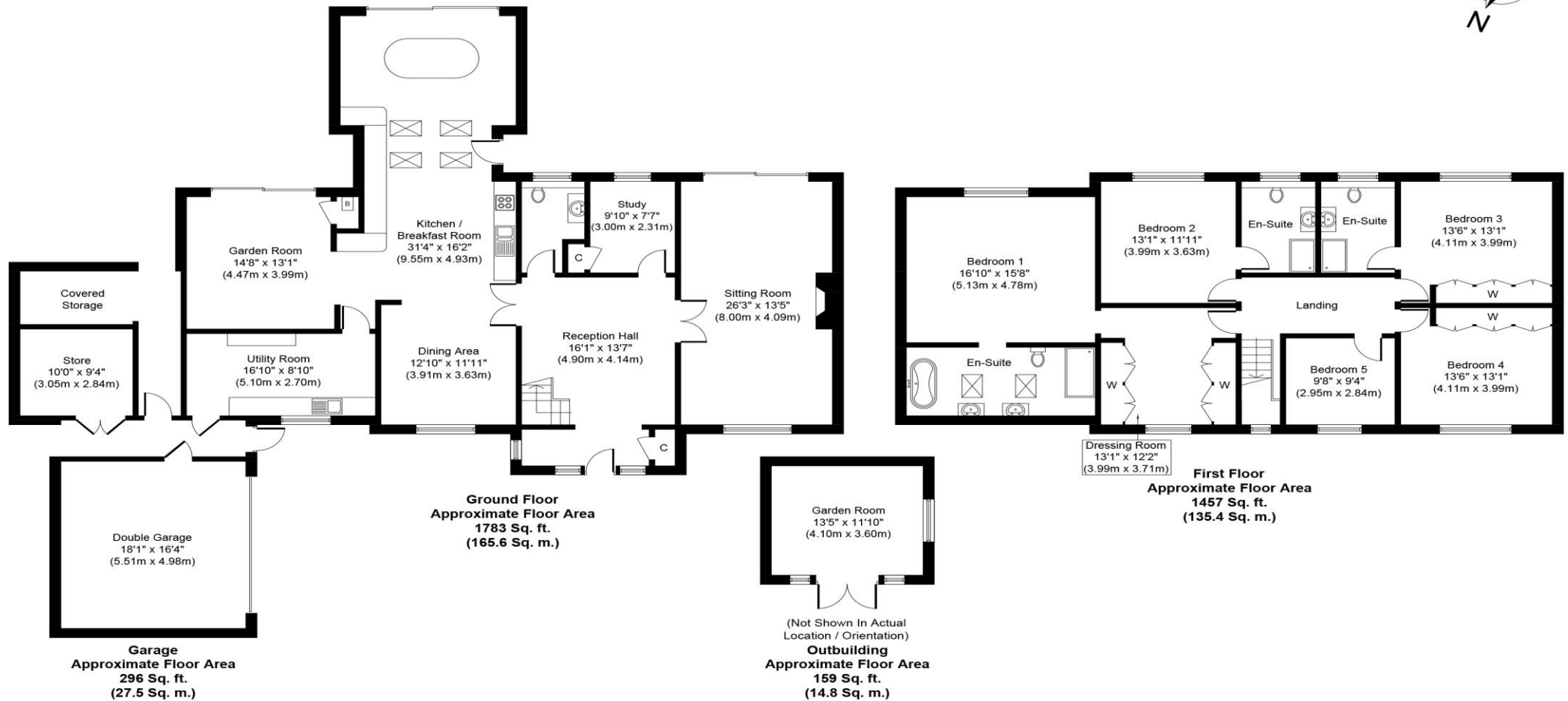
VIEWING: Strictly by prior appointment only through DAVID BURR Bury St Edmunds office 01284 725525.

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